

Exhibit 1

HCD 6th Housing Element Comments and Responses
City of Hermosa Beach

HCD Comment (Letter of 10/4/2021)	Revised Draft Housing Element Page No.	Response/Revision
A. Review and Revise	Appendix A	Appendix A has been revised to provide additional information regarding the appropriateness and effectiveness of the housing element programs.
B.1 Affirmatively Furthering Fair Housing	HP II-11/12 TR III-17 to 25 TR Appendix D	The AFFH analysis has been expanded to address this issue.
B.2 Household characteristics	TR I-7	<u>Overpayment.</u> The analysis of overpayment has been expanded to include tenure by income category.
	TR I-13	<u>Housing conditions.</u> The analysis of housing conditions has been expanded to include the estimated number of units in need of rehabilitation or replacement.
B.3 Inventory of land	TR Appendix B	<u>Sites inventory.</u> The sites inventory has been revised to provide additional information regarding the income category each site is expected to accommodate as well as the expected general plan and zoning for the candidate sites. Additional analysis has also been provided for City-owned sites, including the City's plans for development and a schedule for development and compliance with the Surplus Lands Act.
	TR Appendix B	<u>Small sites.</u> The sites analysis has been revised to assign small sites to the Moderate income category.
	TR Appendix B	<u>Realistic capacity.</u> The sites inventory has been expanded to provide additional analysis of site capacity based upon allowable densities, market forces and other considerations.
	TR Appendix B	<u>Suitability of non-vacant sites.</u> The element has been revised to include additional analysis of the potential for additional development on non-vacant sites.

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	TR Appendix B	<u>Accessory Dwelling Units</u> : City records show 26 completed ADUs during 2020, the most recent full year, and the average during 2018/2019/2020 is 13 ADUs per year. The sites inventory (Appendix B) has been revised to reflect the conservative assumption of 13 ADUs per year during the 8-year planning period (i.e., 104 units).
	TR III-16	<u>Infrastructure</u> : The element has been revised to demonstrate sufficient existing or planned infrastructure capacity to accommodate the City's regional housing need for the planning period.
	TR III-6 HP II-8	<u>Sites with Zoning for a Variety of Housing Types</u> . <i>Transitional and supportive housing</i> . The element has been revised to clarify the current City regulations define transitional and supportive housing as residential uses that are subject to the same regulations and procedures that apply to other residential uses of the same type in the same zone. ADUs. Program 6 in the draft element includes a commitment to monitor State legislation and update the City's ADU ordinance as necessary to comply with State law.
B.4 Governmental constraints	TR III-7	<u>Parking</u> . The analysis of parking requirements has been expanded to note that the Zoning Ordinance update currently underway will reevaluate parking requirements based on current conditions.
	HP II-11	<u>Zoning and Fees Transparency</u> . Program 11 has been expanded to address transparency requirements for posting zoning requirements, development standards and fees on the City website.
	HP II-11	<u>Local processing and permit procedures</u> . Program 11 has been revised to include additional analysis of the Precise Development Plan (PDP) process, including what is reviewed, typical findings and approval procedures by zone and housing type, and impacts as potential constraints on housing supply and affordability.
	TR III-11	<u>Coastal zone</u> . The element has been revised to include additional analysis of the relationship between the Coastal Zone and housing sites.

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	HP II-11	SB 35 Streamlined Ministerial Approval Process. Program 11 has been revised to include the adoption of streamlined review procedures for qualifying housing developments.
	III-4/5 HP II-11	Constraints on Housing for Persons with Disabilities. The element has been revised to include additional analysis of City regulations for large group homes and reasonable accommodation procedures. In addition, Program 10 has been revised to include review of permit requirements for large care facilities as part of the comprehensive Zoning Ordinance update.
B.5 Nongovernmental constraints	TR III-13	Additional information has been provided regarding construction costs, requests to develop housing at densities below those anticipated, and the length of time between receiving approval for a housing development and submittal of an application for building permits.
B.6 Special housing needs	HP I-17 to I-27	The analysis of special housing needs has been revised to include additional information regarding challenges faced by the population, the existing resources to meet those needs, and proposed policies, programs, and funding to help address those gaps.
C. Housing Programs	HP II-6 to II-11	<p>Programs have been revised as follows:</p> <ul style="list-style-type: none"> • Program 3 (Density Bonus and Other Incentives): Provide a definitive implementation timeline (e.g., month and year). • Program 4 (Affordable Housing Development Outreach and Assistance): Provide a definitive implementation timeline (e.g., month and year). • Program 5 (Facilitate Efficient Use of Sites that Allow High-Density Residential Development): Provide a definitive implementation timeline (e.g., month and year). • Program 7 (Land Value Recapture): Provide a definitive implementation timeline (e.g., month and year). • Program 8 (Housing Trust Funds): Provide a definitive implementation timeline (e.g., month and year). • Program 10 (Housing for Persons with Special Needs): Provide a definitive implementation timeline (e.g., month and year).
	HP II-9 TR Appendix B	The element has been amended to specifically identify total capacity of shortfall sites to be accommodated by rezoning including a definitive implementation timeline for completion of rezones, and the proposed zoning for the rezoned sites.

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C.3 Remove governmental and nongovernmental constraints		This issue is addressed above.
C.4 Affirmatively Furthering Fair Housing	HP II-11/12	Program 12 has been expanded to include additional actions to affirmatively further fair housing.
D. Public Participation	TR Appendix C	Appendix C has been revised to demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element.